



City of El Paso – City Plan Commission Staff Report

Case No: SUSU13-00010 SISD Peyton Estates Elementary Subdivision
Application Type: Major Combination
CPC Hearing Date: March 21, 2013
Staff Planner: Nelson Ortiz, (915) 541-4931, ortiznx@elpasotexas.gov
Location: South of Rojas and West of Peyton
Acreage: 33.322 acres
Rep District: East ETJ
Existing Use: Vacant
Existing Zoning: N/A
Proposed Zoning: N/A
Nearest Park: Ranchos Del Sol (2.59 miles)
Nearest School: Proposed within development
Park Fees Required: N/A
Impact Fee Area: This property is not located in an Impact Fee Service Area and not subject to impact fees.
Property Owner: Hunt Communities Holding GP, LLC
Applicant: Hunt Communities Holding GP, LLC
Representative: TRE & Associates, LLC

SURROUNDING ZONING AND LAND USE

North: N/A / Vacant
South: N/A / Single Family Residential
East: N/A / Vacant
West: N/A / Vacant

PLAN EL PASO DESIGNATION: G4 Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 33.322 acres of land for 3 lots. One school site is proposed on a 25 acre lot and two retention ponds are proposed. Access to the subdivision is from Nonap Road, Rojas Drive or Mark Twain Avenue. The applicant is dedicating 11 additional feet of right-of-way along Mark Twain Avenue. This development is pending vesting approval based on the Paseo Del Este (Mission Ridge) vesting packet. If vesting is granted, the development will be reviewed under the subdivision ordinance in effect in September 2002.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee's recommendation is *pending* based on approval of vested rights for SISD Peyton Estates Elementary Subdivision.

Planning Division Recommendation:

Staff recommends **approval** pending vested rights approval for SISD on a Major Combination basis.

City Development Department - Land Development

We have reviewed subject plan and recommend **Approval**. No objections.

Developer/Engineer needs to address the following comment:

1. Provide address number for each lot.

Planning – Transportation

Approval.

Notes:

- Access from all abutting streets shall be coordinated and approved by the County of El Paso.
- All existing and/or proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) within public rights-of-way shall follow the City of El Paso Design Standards for Construction and be ADA/TAS compliant.

El Paso Department of Transportation

No comments received.

Parks and Recreation Department

No comments received.

El Paso Water Utilities

1. EPWU does not object to this request.

General

2. The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ) within one of the Paseo Del Este Municipal Utility Districts (MUDs) service area. The Paseo Del Este MUD receives wholesale water and wastewater service from the El Paso Water Utilities – Public Service Board (EPWU-PSB) in accordance with the Paseo del Este Wholesale Contract and EPWU-PSB Rules and Regulations No. 11.

El Paso Fire Department

No comments received.

Sun Metro

No comments received.

911

No comments received.

Central Appraisal District

No comments received.

El Paso Electric Company

No comments received.

Texas Gas Company

No comments received.

Socorro Independent School District

No comments received.

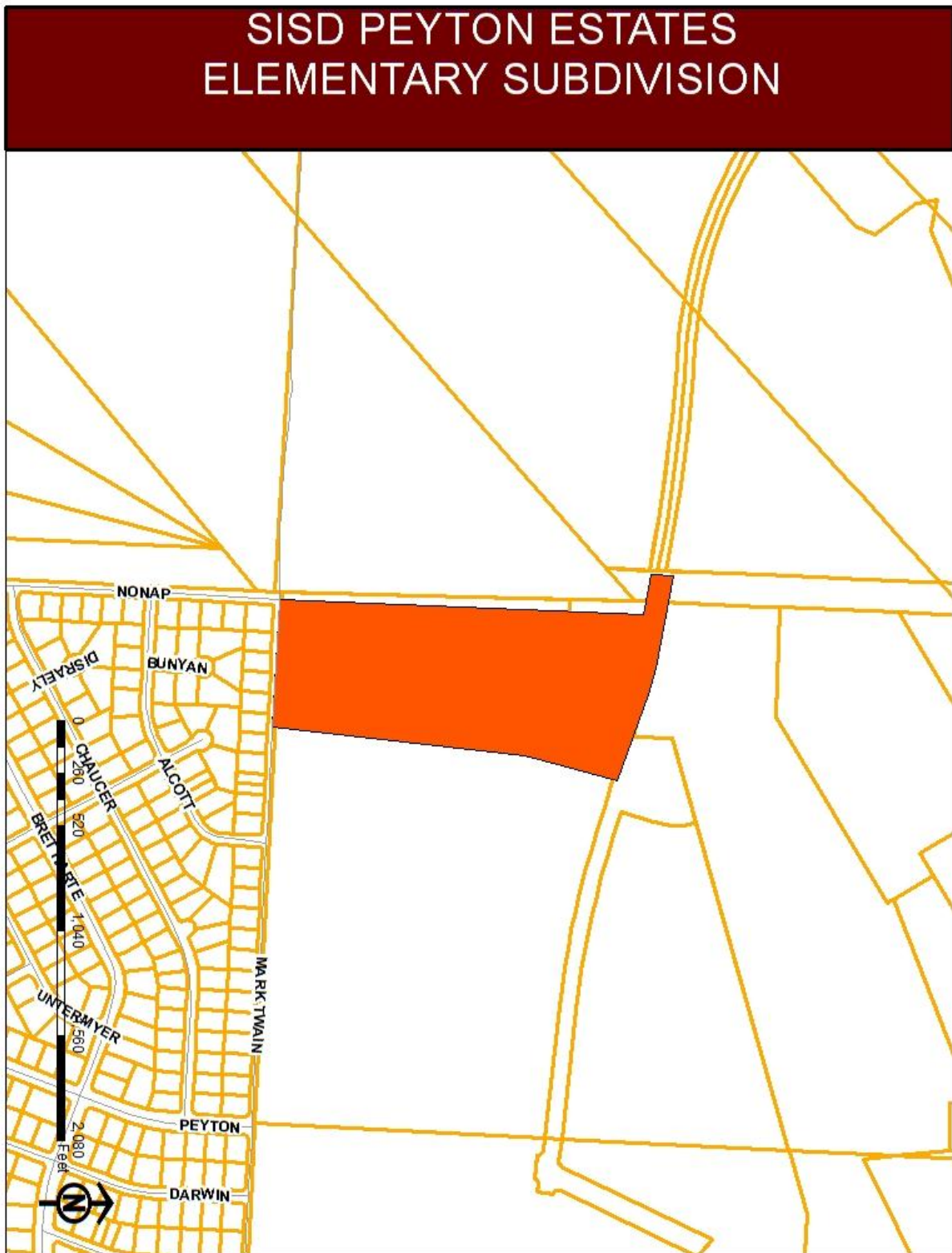
Additional Requirements and General Comments:

1. Submit to the City Development Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Vesting Letter
6. Application

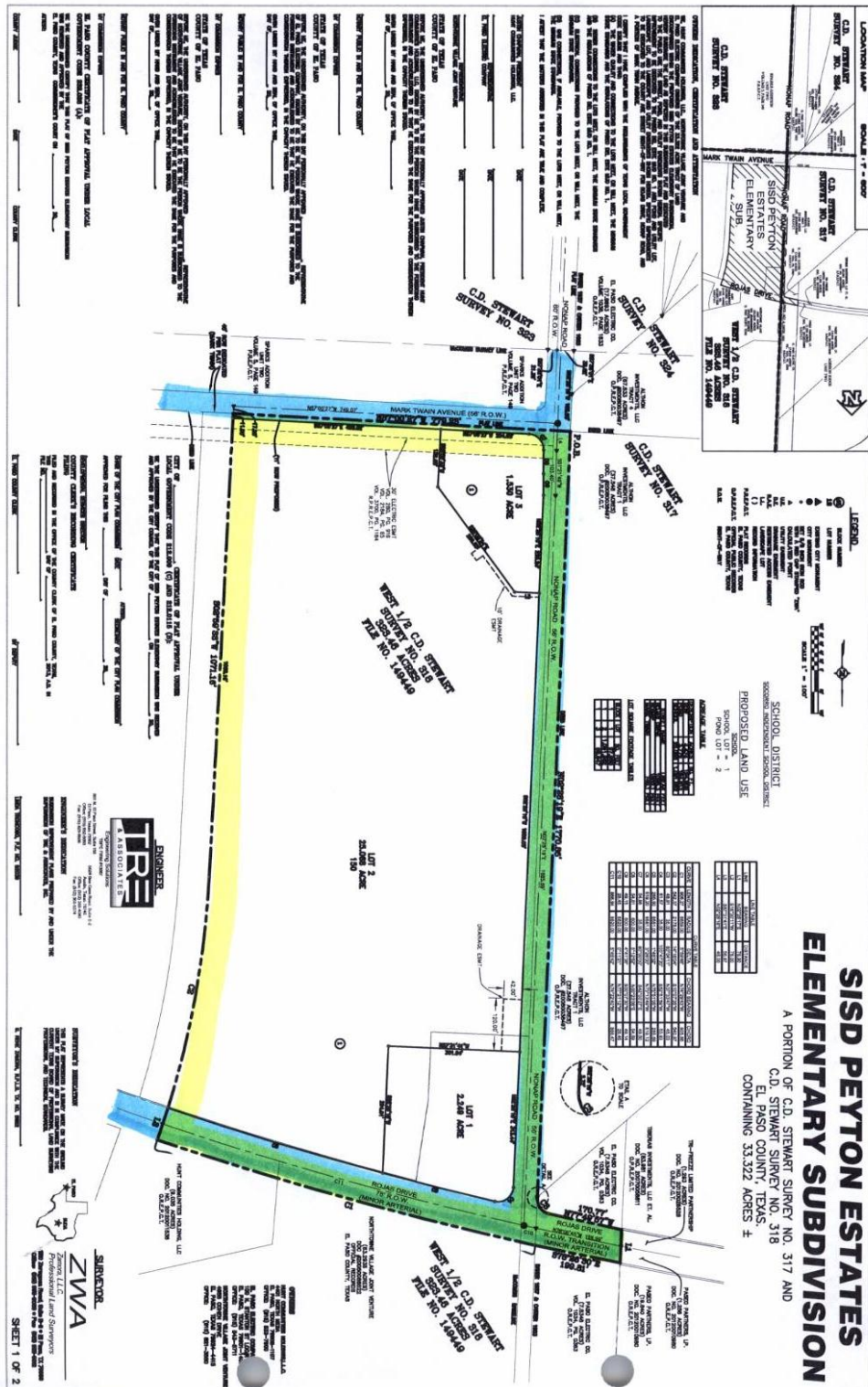
ATTACHMENT 1



ATTACHMENT 2



ATTACHMENT 4



ATTACHMENT 5



February 28, 2013

Mr. Raul Garcia
City of El Paso Planning and Economic Development
Two Civic Center Plaza, 5th Floor
El Paso, TX 79901

Re: S.I.S.D. Peyton Estates Elementary, El Paso County, Texas
Vested Rights Determination
TRE No.: 1502-11065-14

Dear Mr. Garcia:

Pursuant to Section 19.31.020 of the El Paso City Code, we are submitting our vested rights petition to you. Under Section 1.04.070 of the El Paso City Code, we are requesting a determination that the referenced proposed subdivision is vested to the subdivision ordinance of the City of El Paso that was in effect in 2002 **with the exception of Section 19.15.060 and Section 19.03.07 (allow minor changes to the final plat)** of the current Title 19 Subdivision Regulations. This request is made pursuant to Chapter 245 of the Texas Local Government Code and the documents set forth in the three ring binder labeled Vesting Package for Paseo del Este (Mission Ridge) that was submitted to Ms. Lupe Cuellar, Assistant City Attorney, in June 2011. The Vesting Package consists of a letter to Ms. Cuellar, Tabs 1 through 11 and a full sized drawing entitled Paseo del Este Proposed MUD Boundaries (the "Drawing"). Please let us know if you need us to re-submit this previously submitted information.

The date of the Application for vesting purposes is September 2002. The Application consists of documents tabbed 1 through 11 and a Takedown Sector and Land Use Map that were submitted to the City of El Paso and the El Paso Water Utilities – Public Service Board together with the Consents to the creation of MUD's 1-9 described in my letter to Ms. Cuellar, dated July 7, 2011, a copy of which is at the front of the Vesting Package.

A copy of the preliminary subdivision plat for **S.I.S.D. Peyton Estates Elementary** is attached. **S.I.S.D. Peyton Estates Elementary** is a subdivision consisting of public right-of-way.

Please refer to the Drawing. **S.I.S.D. Peyton Estates Elementary** is located in part of MUD Six (6). Please also refer to Tab 5 of the Vesting Package. This is the Study that was prepared by the PSB in 2003 based on documents that we provided. The exhibits to this Study all contemplate the proposed roadway development in the area being platted as **S.I.S.D. Peyton Estates Elementary**.

801 N. El Paso St., Ste. 150 El Paso, Texas 79902 P (915) 852-9093 F (915) 629-8506
5524 Bee Caves Road, Ste. E-2 Austin, Texas 78746 P (512) 358-4049 F (512) 366-5374
www.tr-eng.com TBPE Firm No. 13987

Mr. Raul Garcia
February 28, 2013
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Based on its vested status, **S.I.S.D. Peyton Estates Elementary** will comply with the subdivision regulations of the El Paso City Code in effect in September 2002 with the exception of Section 19.15.060 of the current Title 19 Subdivision Regulations.

If you should have any questions or require additional information, please contact me or Robert Romero, E.I.T. at (915) 852-9093. Thank you in advance for your assistance on this matter.

Sincerely,

TRE & ASSOCIATES, LLC



Linda C. Troncoso, P.E.
Principal

RR:lct:rl

cc: Ms. Lupe Cuellar – Assistant City Attorney, City of El Paso
Mr. Francis S. Ainsa, Jr. – Attorney
Mr. Jose Lares, P.E.; Hunt Communities GP, LLC
Mr. Joel Guzman, Hunt Communities GP, LLC
Mr. Robert Romero, E.I.T., TRE & Associates, LLC

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR SUBDIVISION COMBINATION APPROVAL

DATE: 01/06/2013

FILE NO. SUSU13-00010

SUBDIVISION NAME: SISD Peyton Estates Elementary

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)

A portion of C.D. Stewart Survey No. 317 and C.D. Stewart
Survey No. 318, El Paso County, Texas
Containing 33.322 acres ±

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family			Office		
Duplex			Street & Alley	4.474	
Apartment			Ponding & Drainage	3.779	
Mobile Home			Institutional		
P.U.D.			Other (specify below)		
Park					
School	25.068				
Commercial			Total No. Sites		
Industrial			Total (Gross) Acreage	33.322	

3. What is existing zoning of the above described property? N/A Proposed zoning? N/A

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes No

5. What type of utility easements are proposed: Underground Overhead Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Storm sewer RCP system conveying runoff from developed site
into retention pond.

7. Are special public improvements proposed in connection with development? Yes No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes No X
If answer is "Yes", please explain the nature of the modification or exception

9. Remarks and/or explanation of special circumstances:

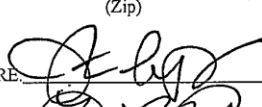
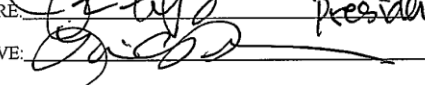
10. Improvement Plans submitted? Yes No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes No X

If yes, please submit a vested rights petition in accordance with Section 19.47- Vested Rights (See Attached).

- Hunt Communities Holding GP, LLC
4401 N. Mesa
El Paso, Texas 79902 (915) 533-7900
12. Owner of record (Name & Address) (Zip) (Phone)
13. Developer Hunt Communities Holding GP, LLC
4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC
801 N. El Paso, Texas 79902 (915) 852-9093
(Name & Address) (Zip) (Phone)

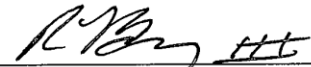
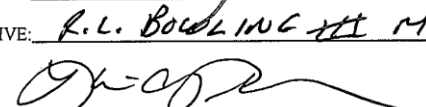
CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE:  Justin Chapman
REPRESENTATIVE:  President

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

- Northtowne Village Joint Venture
4655 Cohen El Paso, Texas 79924 (915) 821-3550
(Name & Address) (Zip) (Phone)
13. Developer Hunt Communities Holding GP, LLC
4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC
801 N. El Paso, Texas 79902 (915) 852-9093
(Name & Address) (Zip) (Phone)


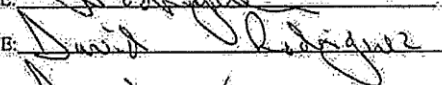
CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE:  R.L. Bowling
REPRESENTATIVE:  R.L. BOWLING MANAGER

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

- El Paso Electric Company
100 N. Stanton St. El Paso, Texas 79901 (915) 533-7900
(Name & Address) (Zip) (Phone)
13. Developer Hunt Communities Holding GP, LLC
4401 N. Mesa, El Paso, Texas 79902 (915) 533-7900
(Name & Address) (Zip) (Phone)
14. Engineer TRE & Associates, LLC
801 N. El Paso, Texas 79902 (915) 852-9093
(Name & Address) (Zip) (Phone)

CASHIER'S VALIDATION
FEE: \$2,088.00

OWNER SIGNATURE:  David Rodriguez
REPRESENTATIVE:  Director - Support Services

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.